

Archdale Comprehensive Plan
Steering Committee Meeting
Thursday August 15, 2019

Members Present: Larry Warlick; Lewis Dorsett; John Glass; Bob Kollm; David White; Dara Matthews; Beverly Nelson; Eric Sumner; Nichole Norman; Scott Darr.

Members Absent: None.

City Staff Present: Zeb Holden, City Manager; Jason Miller, Planning Director; Matthew Wells, Planning Administrator; Duncan Walser, Planning Technician.

Benchmark Staff Present: Vagn Hansen; Bridget Callea.

Order of Business

1. Welcome and Introductions

The meeting was opened by Mr. Jason Miller, who thanked everyone for coming and their continued participation. He turned the meeting to Mr. Vagn Hansen, who went over the agenda and the expectations for the meeting.

2. Review Listening Session Results

Mr. Hansen went over the Listening Sessions, which took place on July 29th and 30th, and what Benchmark learned from the participants (over 100 from across the community came to be a part of the Sessions). Mr. Hansen went over the themes learned, which included the positive amenity Creekside Park is, the desire for more sidewalks and greenways, and concerns about an aging population and attracting new, younger residents. He also said that several people mentioned that Archdale was “friendly”, but that it was also a “good place to get to other places”, which speaks to the need for the City to establish an identity. Mr. Kollm then asked about involving children in creating the plan to which Mr. Hansen responded that Benchmark had some experience in doing so but would look into applicability for the Archdale Plan.

3. Finalize Community Survey

Mr. Hansen spoke briefly about the community survey and that the updated survey included a question that looked into the future of what kind of community Archdale wants to be. He also told the Steering Committee that it would go live after the Public Kickoff Meeting on August 29th and will utilize a variety of media, which includes an online presence, paper surveys, and having the steering committee promote the survey.

4 Livability Factors Report

Mr. Hansen gave an update to the report on livability factors, such as environment, neighborhood, and engagement. He said that the latest draft included peer suburban

cities from across the state that are similar in size and characteristics as well as comparisons to neighboring cities and counties. As there was some data that is missing for Archdale, Ms. Norman asked if this data was also missing for the other peer cities. Mr. Hansen said the data was often collected on a macro, state-level and was missing for these other cities. Mr. Kollm asked if there would be an explanation of each of the factors, including the missing data, to which Mr. Hansen said it would be included.

5. Adopted Plan Assessment

Mr. Hansen then explained the work that Benchmark had been doing in looking at the goals for various plans the City had completed over the years. The goals were shown to be either completed, in progress, or not completed. Mr. Kollm asked if the terms “in progress” and “not completed” be clarified as they sounded similar to which Mr. Hansen agreed to change those terms.

6. Background Research Progress Report

Mr. Hansen showed the Committee the work Benchmark had begun in writing their Background Research Report and some of the data trends they had already noticed. Statistics about educational attainment, the local watersheds, income, population demographics, and various trends were discussed. Mr. Hansen stated that Benchmark hoped to have the Report done by the Public Meeting and to hand to the Steering Committee in September. Mr. Darr asked why the septic tank assessment was necessary if the City wants to promote growth using water and sewer. It was clarified that this data was to show that the local soils, especially in the City’s ETJ, were poor and would likely need sewer in the future in order to develop. Mr. Hansen also explained that that the NCDOT street classification map will need to be updated in conversations with NCDOT and City staff. The last thing Mr. Hansen said they would be including is a comparison of development regulations from nearby, similar-sized cities. This is being done in response to criticism heard at the Listening Sessions about the City having a lot of red tape and difficult-to-follow development regulations. Mr. Darr asked if other states would be included in the comparison to which Mr. Hansen said they would be taking a more focused approach and just concentrating on local cities and their development. Mr. Holden explained that stormwater regulations would be an interesting comparison, especially as the City had their own stormwater program and other neighboring cities rely on the State of North Carolina to issue permits.

7. August 29th Public Kickoff Meeting Discussion

Mr. Hansen reminded everyone that the Public Kickoff Meeting, open for all residents and members of the community, would be at the Archdale Library on Thursday, August 29th starting at 7pm and last for about an hour. He said many of the items brought up in the meeting would be streamlined for a public audience. He encouraged the Steering Committee to invite neighbors and friends.

8. Focus Area Meetings

Mr. Hansen informed the Steering Committee of three workshops that would be part of the Comprehensive Plan process. There would be a panel-like discussion on Economic Diversification in November, a one day seminar on Growth Management in December, and a three day interactive (all-day) retreat in January. Mr. Kollm asked what the

Steering Committee's role would be. Mr. Hansen answered that the Steering Committee would be asked to participate and could help facilitate if they so desired.

9. September Steering Committee Meeting

It was discussed and determined that the next Steering Committee meeting would be on Tuesday, September 10th at 11am.

With no further discussion, Mr. Holden and Mr. Hansen adjourned the meeting at 11:50am.